



SF Real Estate Investment Trust
順豐房地產投資信託基金

(a collective investment scheme authorised under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong))

(Stock Code: 2191)

Managed by
SF REIT Asset Management Limited

NOTIFICATION LETTER

8 September 2023

Dear Non-registered Unitholders^(Note 1),

SF Real Estate Investment Trust (“SF REIT”)
– Notice of Publication of 2023 Interim Report (the “Current Corporate Communication”)

The English and Chinese versions of the Current Corporate Communication are available on the website of SF REIT at www.sf-reit.com and the website of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) at www.hkexnews.hk. You may access the Current Corporate Communication by clicking “INVESTOR RELATIONS” on the home page of SF REIT’s website, or browsing through the Stock Exchange’s website.

If you wish to receive printed versions of the Current Corporate Communication and future Corporate Communications^(Note 2), please complete the Request Form enclosed with this letter and return it by post using the mailing label provided at the bottom of the Request Form to SF REIT’s unit registrar, Tricor Investor Services Limited (the “**Unit Registrar**”), at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong. You may also send your request (specifying your name, address and request) via email to sfreit2191-ecom@hk.tricorglobal.com. The Request Form may also be downloaded from SF REIT’s website at www.sf-reit.com or the Stock Exchange’s website at www.hkexnews.hk.

Should you have any queries relating to this letter, please contact the customer services hotline of the Unit Registrar at (852) 2980 1333 during business hours from 9:00 a.m. to 5:00 p.m., Monday to Friday (excluding Hong Kong public holidays), or send your query by email to sfreit2191-ecom@hk.tricorglobal.com.

By Order of the Board
SF REIT Asset Management Limited
(as manager of SF Real Estate Investment Trust)
HO Chit
Chairman of the Board

Notes:

1. This letter is addressed to “Non-registered Unitholders” of SF REIT, which means such person or company whose units in SF REIT are held in The Central Clearing and Settlement System (CCASS) and who has notified SF REIT from time to time through Hong Kong Securities Clearing Company Limited to receive Corporate Communications. If you have sold or transferred your units in SF REIT, please disregard this letter and the enclosed Request Form.
2. “Corporate Communication(s)” refers to any document(s) issued or to be issued by SF REIT for the information and/or action of its unitholders, including but not limited to (a) annual accounts together with the independent auditor’s report; (b) interim report; (c) notice of meeting; (d) listing document; (e) circular; and (f) proxy form.

